

## PROJECT: 18-1307 DEV, WINNIE HOUSER PARK REVITALIZATION

Sponsor: Sedro Woolley City of Program: YAF - Large Status: Active  
Project Start Date: 07/01/2019 Agreement End Date: 09/30/2021

Final Report Status: Accepted 07/19/2021

## Description

### PROJECT AGREEMENT DESCRIPTION

The City of Sedro-Woolley will use this funding to redevelop and improve 9.5 acres of recreational property to be used for playfields. This project includes the renovation and addition of soccer fields, field irrigation, paths, restrooms, and paved parking. The primary recreation opportunities include soccer and outdoor play.

### FINAL PROJECT DESCRIPTION

The City of Sedro-Woolley utilized a combination of grant funding, local funding, and donations to revitalize and improve the 9.5 acre Winnie Houser Park and Playfields. Improvements consisted of design, permitting and engineering, improved parking, the addition of restrooms, utilities, an in ground irrigation system, and a paved walking path circling the site. The parking improvements included expanded and paved parking including the addition of ADA accessible spaces, parking bumpers and pavement markings. New ADA accessible restrooms, and electrical and sewer utilities were also added to service the site. The in ground irrigation system with automatic controller now allows city staff to keep the grass green in the most efficient manner possible, and makes the site suitable for year round use. The paved walking path circling the site serves to allow accessible pathways to all corners of the site, and doubles as a fitness loop/jogging path.

## Questions

#1: Describe the location of where the RCO funding acknowledgement sign is displayed at the site.

There is a sign attached to the main park sign in between the two park entrance gates on Rhodes Rd.

*Description is required*

#2: Is there an opening ceremony or ribbon cutting event planned or has one already occurred?

Yes

We plan to a small ribbon cutting ceremony at on August 25th 2021 at 11am

*Description is required*

#3: Is there anything else about this project you would like to clarify or explain?

No

*Optional*

#4: Was the project's original design modified? If yes, explain the major changes here and attach the new design document (As Built) in PRISM.

Yes

The original location of the restroom building was moved closer to the entrance to the park due to a conflict with utilities. All other design elements remained the same.

*Description is required*

# Final Report, Project 18-1307

## Worksites

### Worksite #1: Winnie Houser Park

#### Worksite Address (Optional)

**Street Address** 1400 Rhodes Road

**City** Sedro-Woolley

**State, Zip** WA 98284

## Worksite Details

### Worksite #1: Winnie Houser Park

**Worksite Name** Winnie Houser Park

#### WORKSITE DESCRIPTION

This is an existing roughed in farm field. We will be adding: Irrigation, restroom, parking lot with added ADA parking, site furnishings, landscaping, utilities.

#### Geographic Coordinates

**From mapped point:** Latitude 48.498793 Longitude -122.261605

**For Directions:** Latitude Longitude

#### SITE ACCESS DIRECTIONS

Start out going north on Interstate 5 for approximately 125 miles  
Take the WA-20 Exit, exit 230 toward Burlington/Anacortes/Skagit Airport.  
At off-ramp turn right on to W. Rio Vista Ave/WA-20 for .24 miles  
Turn Left onto S. Burlington Blvd/WA-20 for .27 miles  
Turn right on to Avon Ave/WA-20 for 3.93 miles to Sedro-Woolley  
Turn Right on Rhodes Rd for .13 miles. Winnie Houser Park is on the Right.

## Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Winnie Houser Park	Winnie Houser Park & Playfields	✓	✓	N/A

## Development Metrics

Current Agreement

Final

### Worksite: Winnie Houser Park (#1)

#### Athletic Fields

Soccer field development

## Final Report, Project 18-1307

Total cost for Soccer field development	\$115,000	<i>Not Collected at Closure</i>
<p><b>Note:</b> This cost is mostly Irrigation costs. Grass area already exists. But will be over seeded, aeriated, and renovated. Fields have excellent drainage already. Controller system will be included to help reduce water/maintenance costs. Irrigation design and cost estimate is 100% complete.</p>		
Number of soccer fields	<div style="display: flex; justify-content: space-around;"> <div>New 0</div> <div>Renovate 6</div> </div>	<div style="display: flex; justify-content: space-around;"> <div>New 0</div> <div>Renovate 6</div> </div>
Number of soccer fields with lighting	<div style="display: flex; justify-content: space-around;"> <div>0</div> <div>0</div> </div>	<div style="display: flex; justify-content: space-around;"> <div>0</div> <div>0</div> </div>
Number of soccer fields by surface type	<div style="display: flex; justify-content: space-around;"> <div>           Number            Natural 6            Synthetic            Total 6         </div> <div>           Number            Natural 6            Synthetic            Total 6         </div> </div>	
Primary users of soccer fields	<input checked="" type="checkbox"/> Adults <input checked="" type="checkbox"/> Youth  <p><b>Note:</b> Since the news of the possibility of renovation of the fields, New Hispanic Soccer leagues are wanting field time and scheduling.</p>	<input checked="" type="checkbox"/> Adults <input checked="" type="checkbox"/> Youth
Select the soccer field renovation elements	<input checked="" type="checkbox"/> Add/replace irrigation/drainage Add/replace lighting <input checked="" type="checkbox"/> Add/Replace turf <input checked="" type="checkbox"/> Add/upgrade field amenities Not applicable  <p><b>Note:</b> New irrigation will be installed to get better use of the fields during the dry months. This will increase the safety of the fields and prevent clumping of grass along with rutting.</p>	<input checked="" type="checkbox"/> Add/replace irrigation/drainage Add/replace lighting Add/Replace turf <input checked="" type="checkbox"/> Add/upgrade field amenities Not applicable  <p><b>Note:</b> In Ground Irrigation System with automatic controls.</p>

### Buildings and Structures

#### Construct / install restroom

Total cost for Construct / install restroom	\$60,000	<i>Not Collected at Closure</i>
<p><b>Note:</b> New CXT designed restrooms to replace the portable toilets. Cost estimate is complete..</p>		
Number of restrooms	<div style="display: flex; justify-content: space-around;"> <div>New 1</div> <div>Renovate 0</div> </div>	<div style="display: flex; justify-content: space-around;"> <div>New 1</div> <div>Renovate 0</div> </div>
<p><b>Note:</b> CXT installation with Men and Women's 2 stalls each with one hand washing station in each. 4 total fixtures. This also includes baby changing tables.</p>		
Select the restroom type	<input checked="" type="checkbox"/> Restroom <input type="checkbox"/> Restroom with showers <input type="checkbox"/> Restroom with laundry <input type="checkbox"/> Restroom with showers/laundry <input type="checkbox"/> Composting <input type="checkbox"/> Vault toilets <input type="checkbox"/> Pads for sani-cans	<input checked="" type="checkbox"/> Restroom <input type="checkbox"/> Restroom with showers <input type="checkbox"/> Restroom with laundry <input type="checkbox"/> Restroom with showers/laundry <input type="checkbox"/> Composting <input type="checkbox"/> Vault toilets <input type="checkbox"/> Pads for sani-cans
Provide the square feet of each restroom	300	300

## Final Report, Project 18-1307

### General Site Improvements

#### Develop circulation paths or access routes

Total cost for development of circulation paths or access routes	\$31,000	Not Collected at Closure	
<b>Note:</b> The access route for ADA and maintenance is along the perimeter of the facility.			
Enter length of circulation paths and routes by surface type	Feet	Feet	Feet
Asphalt	2,615	Asphalt	2,288
Boardwalk		Boardwalk	
Concrete		Concrete	
Crushed rock		Crushed rock	1,007
Recycled materials		Recycled materials	
Total	2,615	Total	3,295
<b>Note:</b> feet			
Minimum width of the circulation paths or access routes	8	8	
Lighting provided (yes/no)	No	No	
<b>Note:</b> The facility will be closed at dusk. Only security lighting will exist.			

#### Install signs/kiosk

Total cost for Install signs/kiosk	\$2,000	Not Collected at Closure	
<b>Note:</b> General regulatory/information signs. This also includes funding partners with RCO and WWRP!			
Number of kiosks	New 1 Renovate 0	New 1 Renovate 0	
Number of interpretive signs/displays	1 0	1 0	
Number of permanent entrance signs	0 1	0 1	
Number of electronic signs	0 0	0 0	
Project involves installation of informational signs (yes/no)	Yes	Yes	

#### Install site furnishings

Total cost for Install site furnishings	\$50,000	Not Collected at Closure	
<b>Note:</b> General site furnishings have been scoped and selected for the amenities for the site and participants.			
Select the site furniture / amenities	<input checked="" type="checkbox"/> Benches <input checked="" type="checkbox"/> Bike racks Bike repair station Drinking fountains Fire pits <input checked="" type="checkbox"/> Flag poles Grills <input checked="" type="checkbox"/> Pet waste bag dispensers <input checked="" type="checkbox"/> Picnic tables Planters <input checked="" type="checkbox"/> Recycling/Trash receptacles Other	Benches <input checked="" type="checkbox"/> Bike racks Bike repair station Drinking fountains Fire pits Flag poles Grills <input checked="" type="checkbox"/> Pet waste bag dispensers <input checked="" type="checkbox"/> Picnic tables Planters <input checked="" type="checkbox"/> Recycling/Trash receptacles Other	
<b>Note:</b> Stand alone Bleachers. Aluminum based			

#### Landscaping improvements

## Final Report, Project 18-1307

Total cost for Landscaping improvements	\$20,000	<i>Not Collected at Closure</i>
	<b>Note:</b> A landscape architects and reviewed and has been contracted to get cost estimates and design.	
Acres of landscaped area	0.50	0.50
Select the landscape features	<input type="checkbox"/> Boulders <input checked="" type="checkbox"/> Drainage <input type="checkbox"/> Grass/turf <input checked="" type="checkbox"/> Groundcover <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Native vegetation <input type="checkbox"/> Other <input type="checkbox"/> Planters <input type="checkbox"/> Raised beds <input checked="" type="checkbox"/> Trees/shrubs <input type="checkbox"/> Water feature/fountain	<input type="checkbox"/> Boulders <input checked="" type="checkbox"/> Drainage <input type="checkbox"/> Grass/turf <input type="checkbox"/> Groundcover <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Native vegetation <input type="checkbox"/> Other <input type="checkbox"/> Planters <input type="checkbox"/> Raised beds <input type="checkbox"/> Trees/shrubs <input type="checkbox"/> Water feature/fountain

### Parking and Roads

#### Parking development

Total cost for Parking development	\$90,000	<i>Not Collected at Closure</i>
	<b>Note:</b> Parking is existing the cost is for asphalt/stripping and parking bumpers/stops. This improvement will organize the parking lot to accommodate a lot more cars. The parking lot area is 55,900 Sq. Ft.	
Number of vehicle parking stalls	New 50 Renovate 103	New 56 Renovate 103
Number of vehicle with trailer parking stalls	0	0
Number of accessible parking stalls	Vehicle Number 5 Vehicle with trailers Total 5 <b>Note:</b> 5 ADA parking spots	Vehicle Number 7 Vehicle with trailers Total 7 <b>Note:</b> 2 Van Accessible, 5 regular
Select the parking surfaces	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Gravel <input type="checkbox"/> Other pervious surface	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Gravel <input type="checkbox"/> Other pervious surface
Select the parking enhancements	None <input checked="" type="checkbox"/> Bio-swale Boat tie-down area Catch basins <input checked="" type="checkbox"/> Curbs <input checked="" type="checkbox"/> Entry gate Guardrails Oil/water separator Pay station Rock barriers Seal coating Security lighting Staging area <input checked="" type="checkbox"/> Striping Wash down area <input checked="" type="checkbox"/> Wheel stops	None <input checked="" type="checkbox"/> Bio-swale Boat tie-down area Catch basins <input checked="" type="checkbox"/> Curbs <input checked="" type="checkbox"/> Entry gate Guardrails Oil/water separator Pay station Rock barriers Seal coating Security lighting Staging area <input checked="" type="checkbox"/> Striping Wash down area <input checked="" type="checkbox"/> Wheel stops

## Final Report, Project 18-1307

### Site Preparation

#### General site preparation

Total cost for General site preparation	\$5,000	<i>Not Collected at Closure</i>
<b>Note:</b> There is minimal site prep needed. This project is a renovation of existing fields.		
Acres of site preparation	1.00	1.00
Buildings / structures to be demolished	N/A	N/A
Select the site preparation activities	Demolition <input checked="" type="checkbox"/> General site prep activities Mobilization Removal of piling Surveying Traffic control <input checked="" type="checkbox"/> Other	Demolition <input checked="" type="checkbox"/> General site prep activities Mobilization Removal of piling Surveying Traffic control <input checked="" type="checkbox"/> Other

### Utilities

#### Install power utilities

Total cost for Install power utilities	\$18,500	<i>Not Collected at Closure</i>
<b>Note:</b> Power exists on the site. This is for hook ups for the restroom.		
Select the power utilities	<input checked="" type="checkbox"/> General service connection Power line Power poles Relocate/bury power utility Transformers/panels	<input checked="" type="checkbox"/> General service connection Power line Power poles <input checked="" type="checkbox"/> Relocate/bury power utility Transformers/panels

#### Install sewage system

Total cost for Install sewage system	\$22,000	<i>Not Collected at Closure</i>
<b>Note:</b> General connections and work for the drain field. City has reviewed the plans for this project.		
Select the sewer utilities	<input checked="" type="checkbox"/> Drain field Lift station Portable pump-outs Pump-outs <input checked="" type="checkbox"/> Septic tank Sewage lagoon Sewer connection Sewer line Sewer relocation	Drain field <input checked="" type="checkbox"/> Lift station Portable pump-outs Pump-outs Septic tank Sewage lagoon Sewer connection <input checked="" type="checkbox"/> Sewer line Sewer relocation

**Note:** We opted to go with a small lift station instead of installing a septic system as per the original design. City engineers preferred us to connect to the sanitary sewer if possible, and it worked out for us.

#### Install stormwater system

## Final Report, Project 18-1307

Total cost for Install stormwater system	\$1,500	<i>Not Collected at Closure</i>
<b>Note:</b> Connection into the existing storm system.		
Select the stormwater utilities	<input checked="" type="checkbox"/> Bio filtration swale <input type="checkbox"/> Catch basins <input type="checkbox"/> Drainage ditches <input type="checkbox"/> Oil/water separators <input type="checkbox"/> Pump system <input type="checkbox"/> Rain garden <input type="checkbox"/> Stormwater line <input type="checkbox"/> Stormwater retention ponds	<input checked="" type="checkbox"/> Bio filtration swale <input type="checkbox"/> Catch basins <input type="checkbox"/> Drainage ditches <input type="checkbox"/> Oil/water separators <input type="checkbox"/> Pump system <input type="checkbox"/> Rain garden <input type="checkbox"/> Stormwater line <input type="checkbox"/> Stormwater retention ponds

### Cultural Resources

#### Cultural resources

Total cost for Cultural resources	\$5,000	<i>Not Collected at Closure</i>
<b>Note:</b> RCO project manager estimate.		
Acres surveyed for cultural resources	9.50	9.50

### Permits

#### Obtain permits

Total cost to Obtain permits	\$5,000	<i>Not Collected at Closure</i>
<b>Note:</b> In house permits, Skagit Co. and State Health Dept.		

### Architectural & Engineering

#### Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)	\$32,000	<i>Not Collected at Closure</i>
<b>Note:</b> Remainder of work to be done finalizing plans and documents.		
Did A&E costs exceed billed amount (Yes/No)	<i>Collected at Closure</i>	No
Percent architectural & engineering	<i>Collected at Closure</i>	19,724.30
<b>Note:</b> This amount does not include the actual cultural resources review which was \$3,784.84		

## Final Report, Project 18-1307

### Overall Metrics

	Current Agreement	Final
Program Outcomes		
Youth Served	350	Not Collected at Closure
	<b>Note:</b> Since the news of the renovations a new Hispanic youth league has requested playing time on the fields. There are the current soccer youth soccer leagues, Lacrosse youth league, adult league and new leagues forming. 550 participants is a conservative estimate.	
Youth Served by athletic facility type	Collected at Closure	Number
	Baseball/Softball	
	Basketball	
	Football	
	Lacrosse	50
	Soccer	500
	Tennis	
	Volleyball	
	Other	
	Total	550
Youth Served by the development or renovation project	550	550
	<b>Note:</b> With the new renovation and longer season and field time a new Soccer League is requesting space. Laliga Tlaxti is the new league.	
Sites Improved		
Project acres renovated	9.50	9.50
Completion Date		
Projected date of completion	04/30/2021	05/06/2021
	<b>Note:</b> Project is ready to proceed with RCO funding.	



## Final Report, Project 18-1307

### Development Costs

Final amounts include a pending billing  
Date of Last Released Billing 12/08/2020

Proposed

Final

#### Worksite: Winnie Houser Park (#1)

SPLIT OUT FINAL TOTAL BELOW		\$457,000.00	\$453,990.13
Athletic Fields Costs		\$115,000	\$67,357
Buildings and Structures Costs		\$60,000	\$65,136
General Site Improvements Costs		\$103,000	\$94,320
Parking and Roads Costs		\$90,000	\$141,705
Site Preparation Costs		\$5,000	\$7,572
Utilities Costs		\$42,000	\$48,045
Cultural Resource Costs		\$5,000	\$3,785
Permits Costs		\$5,000	\$2,561
Architectural & Engineering Costs		\$32,000	\$23,509
Difference			\$0

### Billed Summary

Final amounts include a pending billing  
Date of Last Released Billing 12/08/2020

Category	Project Agreement		Expended	Totals To Date	
	RCO	Total		Non Reimbursable	Total Billed
Development					
Construction	276,203.50	425,000.00	324,894.75	105,586.24	430,480.99
AA&E	20,796.50	32,000.00	23,509.14		23,509.14
<b>Development Total</b>	<b>297,000.00</b>	<b>457,000.00</b>	<b>348,403.89</b>	<b>105,586.24</b>	<b>453,990.13</b>
Total	297,000.00	457,000.00	348,403.89	105,586.24	453,990.13

### Sponsor Match

Proposed

Final

#### Project Funding

Grant Funding Received		Collected at Closure		Dollars
		Local		\$153,946
		State		\$295,044
		Federal		
		Private		\$5,000
		Total		\$453,990

## Final Report, Project 18-1307

### Attachments

#### PHOTOS (JPG, GIF)

Photos (JPG, GIF)



# 481028 Primary



# 481029

#### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	07/16/2021	Photo	ribbon cutting.jpg	Nathan RS	ribbon cutting.jpg, 481029 Final Report, 07/19/2021, Accepted	✓
	07/16/2021	Photo	completed park.jpg	Nathan RS	completed park.jpg, 481028 Final Report, 07/19/2021, Accepted	

### Certify & Submit

#### Status History

Report Status	Date	User	Note
Accepted	07/19/2021	Allison Dellwo	
Submitted	07/16/2021	Nathan R Salseina	
Draft	07/14/2021	Nathan R Salseina	

## PROJECT: 18-1307 DEV, WINNIE HOUSER PARK REVITALIZATION

Sponsor: Sedro Woolley City of Program: YAF - Large Status: Active  
Project Start Date: 07/01/2019 Agreement End Date: 09/30/2021

PROPERTY: Winnie Houser Park &amp; Playfields (1: Winnie Houser Park)

## Property Basics

Acquisition ☐ Development ☒

## Property Location

**Property Name** Winnie Houser Park & Playfields  
**Property Address (optional)** 1400 Rhodes Rd  
**City** Sedro-Woolley  
**State** WA **Zip** 98284

**Property Description** This is a project renovating current roughed in playfields. Will be adding irrigation, restroom, paved parking and ADA parking stalls, fencing, site furnishings and utilities.  
**Associated Worksite** Winnie Houser Park (#1)

## Landowner

**Landowner Name** City of Sedro-Woolley  
**Address (optional)** 325 Metcalf St  
**City** Sedro-Woolley  
**State** WA **Zip** 98284  
**Landowner Type** Local

## Control and Tenure

**Instrument Type** Sponsor owned property (deed)  
**Timing** Existing  
**Term Type** Perpetuity  
**# Yrs**  
**Expiration Date**  
**Note**

## Parcel Numbers

County Name	Parcel Number	Mapped	Notes (optional)
Skagit	76509	Not applicable	

## Recording Numbers

Instrument Type	Recording Number	Notes
Deed - Statutory Warranty	201204130103	

## Sponsor Clarification

☒ The above information is correct and complete

## RCO Notes

☒ Property data verified by RCO Staff

## Property Report: Winnie Houser Park & Playfields (Worksite #1: Winnie Houser Park)

### Attachments

PHOTOS (JPG, GIF)  
Photos (JPG, GIF)

#### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
No attachments match filter criteria						